

**AGENDA
DECEMBER 7, 2015
BOARD OF ZONING ADJUSTMENT**

I. CALL TO ORDER:

Chairman William Guess

II. ROLL CALL

	William L. Guess, Chairman
	Vernon Coleman, Vice-Chairman
	Sanford Davis
	Lewis Golden
	Adam Metcalfe
	Jeremy B. Milling
	John Burroughs

III. HOLDOVERS

1. #6007

(Case #ZON2015-02188)

Sivaporn Nimityongskul

2354 & 2410 Eloong Drive

(East terminus of Eloong Drive).

Parking Surface and Access and Maneuvering Variances to allow unpaved surfacing for a meditation center in an R-1, Single-Family Residential District; the Zoning Ordinance requires asphalt, concrete, or an approved alternative paving surface for parking and maneuvering areas for a meditation center in an R-1, Single-Family Residential District.

Council District 3

IV. PUBLIC HEARINGS:

2. #6017/4385

(Case #ZON2015-02546)

Garden Design Solutions, Inc.

65 Oakland Avenue

(South side of Oakland Avenue, 129'± East of Ridgelawn Drive East).

Side Street Side Yard Variance to allow the construction of a 7' high brick wall on the side street side yard property line in an R-1, Single-Family Residential District; the Zoning Ordinance requires a 20' setback for all structures taller than 3' in a side street side yard in an R-1, Single-Family Residential District.

Council District 7

3. **#6018/5981**

(Case #ZON2015-02530)

Garden Design Solutions, Inc.

51 Oakland Avenue

(Southwest corner of Oakland Avenue and Marston Avenue).

Side Street Side Yard Variance to allow a 4' high aluminum fence within 1' ± of the side street side yard, an 8' high privacy fence within 12' ± of the side street yard, and a covered pavilion within 8.75' ± of the side street side yard in an R-1, Single Family Residential District; the Zoning Ordinance requires all structures higher than 3' to be located a minimum of 20' from the side street side yard within an R-1, Single Family Residential District.

Council District 7

4. **#6019/4947**

(Case #ZON2015-02566)

Angela's Academic Academy Childcare

2800 Dauphin Island Parkway

(Southwest corner of Mackie Avenue and Dauphin Island Parkway).

Use Variance to allow a day care facility to operate in an R-1, Single Family Residential District; the Zoning Ordinance requires a minimum B-2, Neighborhood Business District for the operation of a daycare.

Council District 3

5. **#6020/1870/3149**

(Case #ZON2015-02567)

McDowell Knight Roedder & Sledge, LLC

501 & 581 Cochrane Causeway

(West side of Cochrane Causeway, 3/4 ± North of the Bankhead Tunnel).

Administrative Appeal of a staff determination that the handling and storage of coal in an I-2, Heavy Industry District requires Planning Approval. The applicant contends that coal is not a hazardous material, and therefore should not require Planning Approval.

Council District 2

6. **#6021/5993**

(Case #ZON2015-02611)

Douglas B. Kearley

604 Eslava Street

(North side of Eslava Street, 80'+ West of South Warren Street).

Rear and Side Yard Setbacks, and Exterior Finish Variances to allow the construction of a residential addition 5' from the rear property line and 4'-4" from the side property line, and the use of stucco as an exterior finish in a T-3 Sub-District within the Downtown Development District; the Zoning Ordinance requires a minimum 20' rear setback, a 10' side setback, and exterior finishes must be wood or cementitious clapboard, shingles or board & batten in a T-3 Sub-District within the Downtown Development District.

Council District 2

V. OTHER BUSINESS